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STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, T. D. Lynn and Linda A. Lynn

C(hereinafter referred to as Mortgagor) is well and truly indebted unto Mattox & Dillard Builders, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Hundred and 10/100---Deltars (\$ 1,200.00 ) due and payable

as set forth in real estate mortgage note of this date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: in said monthly payments.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or Mer the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

S NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and Of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his seccount by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has gransed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgageo, its successors and as-

"ALL that certain piece, parcel or lot of land, with ail improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Sumrise Drive near the City of Greenville, County of Greenville, State of South Carolina, and shown as the eastern one-half of Lot No. 3 on plat of property of C. S. Mattox and Wilson M. Dillard, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at page 15, and having the following metes and bounds, towit:

BEGINNING at an iron pin on northern side of Sumrise Drive at the joint front corner of Lots Nos. 3 and 4, and runs thence along said Drive, S. 70-16 E. 36 feet to a point in center of Lot No. 3; thence as a new line through the center of Lot No. 3, N. 19-36 W. 187.5 feet to a point on rear line, center of line of Lot No. 3; thence as rear line, N. 70-05 E. 36 feet to iron pin, joint rear corner of Lots 3 and 4; thence as common line of lots 3 and 4, S. 19-36 E. 187.5 feet to iron pin, the point of beginning.

This conveyance is subject to all restrictions, easements, rights-of-way appearing on the property, roadways, and zoning ordinances of record, on the reocrded plats or on the premises.

This is that same property conveyed to mortgagor by deed of Mattox & Dillard Builders Inc. to be recorded herewith.

MORTOAGOR ADDRESS . LA SUNRISE DRIVE TAYNORS, S C. 24687 MORTCAGEE ADDICESS: RT. 7, BOX 339, CREER, S.C 29651



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profils which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.

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